



ECONOMIC DEVELOPMENT COMMISSION Meeting Minutes

Date/Time: Monday, November 9, 2015 at 4:00 pm

Where: Milpitas City Hall, Committee Conference Room

Attendees: Chair Wettenstein; Vice Chair Ablaza; Commissioners C. Nguyen, M. Nguyen, Nunez, Owens, Reddy, Tsao, Peoples (came in at 4:03pm), Wang (came in at 4:05pm), and Strle (came in at 4:09pm); Vice Mayor Montano; Economic Development Manager Edesa Bitbadal, and Recording Secretary Rachelle Currie

Unexcused Absence: Commissioners Brahmbhatt and Holthaus

I. Flag Salute

Chair Wettenstein called the meeting to order at 4:00pm and asked Commissioner Tsao to lead the Pledge of Allegiance.

II. Roll Call and Approval of Alternates

Chair Wettenstein called for Roll. Commissioners Brahmbhatt and Alternate Commissioner Holthaus were not present. The following Commissioners came in after roll call: Peoples at 4:03pm, Wang at 4:05pm, and Strle at 4:09pm.

III. Public Forum (Please *limit comments to 3 minutes*) – None

IV. Approval of Agenda

Economic Development Manager Bitbadal asked Chair Wettenstein to hear Item VII before Item VI. Commissioner Nunez made the motion to grant the request and approved the agenda as amended seconded by Commissioner Tsao.

Motion carried by a vote of:

Ayes: 11
Noes: 0
Absent: Brahmbhatt, Holthaus
Abstain: 0

V. Approval of Minutes – October 12, 2015 Commission minutes

Motion: to approve the October 12, 2015 Economic Development Commission Minutes as submitted.

Motion/Second: Commissioner Nunez / Commissioner Peoples

Motion carried by a vote of:

Ayes: 7
Noes: 0
Absent: Brahmbhatt, Holthaus
Abstain: Ablaza, Brahmbhatt, C. Nguyen, Strle

VII. New Business

A. Report on The District, Centre Pointe, and Houret – McCandless, Centre Pointe, Houret Drive

Ms. Bitbadal introduced Lyons Community Vice President Peter Zak, project architect Christopher Coe, and Lockehouse Vice President Josh Amoroso to give a tag-team PowerPoint presentation of said project.

Mr. Zak thanked the commission for this opportunity to present the project before them. He made the presentation to the commission outlining general overview of the entire project with the aid of Mr. Coe's firm's renderings; the public benefits of the project; and generated fees for both the City and School District. He mentioned that one of the public benefits of this project is the purchase of a low profile fire truck in order to address the need of a Rapid Response Squad for high density projects. Mr. Zak added that Lyons Community is purchasing a portable unit to be used as a Family Recreation Center facility at Randall Elementary School which benefits the School District. All private streets will be maintained through the Home Owners' Association fees. He mentioned that although the project agreement cited a required 66,650 sf of retail shopping and restaurants they have exceeded that square footage requirement by providing a total of 83,842 sf for retail stores and restaurants. The parking requirement of 2,289 spaces exceeded by 257 more spaces with an additional 132 on-street spaces for public use. Nearly 2 acres of total rooftop private open space and recreational area is allocated for The District

project measuring up to \$5.4 million in parkland value; they have also exceeded the trails and paseos requirement for lineal feet by 5,300 which converts to over a mile of new trails and paseos.

He enumerated the following additional public benefits of this project. They are: a) Shuttle Service; b) Bike Share Program; c) Pedestrian Bridge across Penitencia Creek; d) on site Public Art; e) Water District easement for access trail on north edge of Houret Drive; f) Lyons will provide property needed for Montague Bridge landing within Centre Pointe Lot C; g) street maintenance will be provided privately; h) dedication of Houret Drive – a \$10,00 of engineering cost for Milpitas Unified School District borne by the project; i) additional storm drain easement area along the western edge of Houret Drive; j) roadway improvements will be provided by the project; and k) an estimated 7,000 temporary and 350 permanent jobs availability. Mr. Peter Zak finished his presentation by informing the commission that they will be asking for a General Plan Amendment for the Centre Pointe Lot B project. He then turned it over to Mr. Christopher Coe of Coe Architects.

Mr. Coe gave a thanked the commission for having him present this magnificent project together with Lyons Community. He presented the various renderings his firm came up with as a result of working with Lyons Community and Mr. Zak's group. Everyone liked the overall architectural design and the commission thanked him for a very good presentation. Commissioner Strle asked about the pedestrian access point mentioned earlier by Mr. Zak. He responded saying that it is part of the TASP, dictated by specific designs so his firm worked with the developer around those designs to come up with the current renderings.

Mr. Josh Amoroso took over the presentation and focused on the retail component of the project. His firm was tasked to attract high-end grocery store; table-service restaurant; and high-end shops and boutiques to fill spaces with tenants. Commissioner C. Nguyen asked if it's ideal to have a concept geared towards young adults; Chair Wettenstein interjected that Dave & Buster's serves that purpose already; Commissioner C. Nguyen said, "how about an indoor conference space/lodge type?" Mr. Zak replied a club room on the top space can be used by the community. Chair Wettenstein inquire if there will be enough parking for visitors. Mr. Zak responded that parking sites comprised for hotel are included in requirement and that they exceeded the required number of parking spaces.

Mr. Robert Marini, from the audience, asked for the unit's square footage. Mr. Peter Zak said each apartment unit (for Districts 2, 3, and 4) is 900 sf and there are 814 total apartment units. The units for sale (355 units total) is averaging 1700 sf/unit (Centre Pointe Lot B and C, and Houret Drive project), he added that there are no below market rate units for all these projects. Commissioner Wang asked how much is the HOA fee for Centre Pointe B/C and Houret, Mr. Zak answered approximately \$100/month. At this point, Ms. Bitbadal pointed out that Lyons Community is making a huge investment to the City with all these projects they're building. Mr. Zak added that Lyons Community is not a home developer therefore they're selling Centre Pointe Lots B and C and Houret to a reputable home developer.

Mr. Marini asked if they plan on water and energy conservations to these projects. Mr. Zak replied that all of the landscaping will be served by reclaimed water; all District apartment units have to be custom-built to accommodate solar panel structures (they have incorporated this in the plans); and 7% of all units will have electric vehicle hookups in garages as well as the for sale units.

Motion: to accept the project presentation was made by Commissioner Strle and seconded by Commissioner C. Nguyen. Motion carried unanimously.

VI. Announcements

Vice Mayor Montano did not have any announcements to make.

Ms. Bitbadal welcomed and introduced new Alternate Commissioner Raghu Reddy appointed by the City Council on November 3, 2015. Commissioner thanked Ms. Bitbadal for the warm welcome and he briefly spoke about his background.

Economic Development Manager Bitbadal updated the commission on the Business Retention Program informing everyone that staff including the City Manager has met with a handful of local businesses that are in the top 25 list of tax-generating companies. The purpose of this meeting series is to reach out to these companies and ask them if there are things we both can improve the relationship between the City and their company. Ms. Bitbadal will give an update as her meetings with other companies go on. For

future commission agenda item, she will try to get Melanie Holden, a Singpoli representative, to make a presentation of the Landmark Tower.

VIII. Upcoming City Events Information

Chair Wettenstein enumerated the following events: a) Milpitas Chamber of Commerce Monthly Breakfast, tomorrow morning from 7:30am to 9am at the Barbara Lee Senior Center with Carl Guardino as the keynote speaker; b) Chamber Mixer at 500 E. Calaveras Blvd; c) Drone Show at the San Jose Convention Center schedule on November 17 and 18, 2015.

- X. Adjourn** – Commissioner Peoples motioned, and seconded by Vice Chair Ablaza to adjourn the meeting at 5:37pm to the regularly-scheduled commission meeting on Monday, January 11, 2016, at 4:00pm. The motion carried unanimously.